



State of Florida
Lee County Property Appraiser

2026 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS PARK UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	277	20,824,460	81,148	20,905,608	20,905,608	13,794,162
01	SINGLE FAMILY RESIDENTIAL	2,109	159,565,964	432,008,619	591,574,583	591,574,583	564,856,909
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	3,847	305,778,698	855,886,301	1,161,664,999	1,161,664,999	508,902,488
04	CONDOMINIUM	141	3,873	17,923,798	17,927,671	17,927,671	17,015,933
04	CONDOMINIUM - HOMESTEAD	40	0	5,245,437	5,245,437	5,245,437	2,110,929
06	RETIREMENT HOMES	1	8,910,174	11,642,220	20,552,394	20,552,394	17,592,757
08	MULTI-FAMILY LESS THAN 10	471	38,439,932	123,608,283	162,048,215	162,048,215	136,733,003
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	94	8,033,302	24,443,978	32,477,280	32,477,280	16,329,095
09	RESIDENTIAL COMMON ELEMENTS/AREAS	31	0	0	0	0	0
10	VACANT COMMERCIAL	58	15,865,372	6,611	15,871,983	15,871,983	9,970,925
11	STORES, ONE STORY	36	2,883,156	8,912,880	11,796,036	11,796,036	8,531,588
12	MIXED USE - STORE/OFFICE OR STORE/RES	1	437,399	238,898	676,297	676,297	633,061
14	SUPERMARKETS	5	4,797,959	6,647,883	11,445,842	11,445,842	8,157,287
16	COMMUNITY SHOPPING CENTER	5	18,316,732	10,525,380	28,842,112	28,842,112	21,731,695
17	OFFICE, ONE STORY	8	1,582,347	3,946,739	5,529,086	5,529,086	3,434,136
19	PROFESSIONAL BUILDING	5	1,608,338	1,481,288	3,089,626	3,089,626	2,884,393
21	RESTAURANTS, CAFETERIAS	1	987,439	411,691	1,399,130	1,399,130	1,208,645
22	DRIVE-IN RESTAURANTS	2	1,737,836	4,086,047	5,823,883	5,823,883	3,631,510
23	FINANCIAL INSTITUTIONS	3	2,311,615	440,524	2,752,139	2,752,139	2,752,139
26	SERVICE STATIONS	1	253,124	821,363	1,074,487	1,074,487	616,562
27	AUTO SALES, REPAIR, ETC	6	1,467,398	2,437,431	3,904,829	3,904,829	1,884,779
28	PARKING LOTS, MH PARKS, ETC	1	6,781,969	1,956,615	8,738,584	8,738,584	7,808,567
38	GOLF COURSE, DRIVING RANGE	1	1,860,213	402,148	2,262,361	2,262,361	1,801,142
39	HOTELS, MOTELS	1	2,318,582	403,832	2,722,414	2,722,414	2,528,900
41	LIGHT MANUFACTURING	1	184,254	135,882	320,136	320,136	262,081
48	WAREHOUSING, DISTRIBUTION TERMINALS	16	2,859,281	5,551,598	8,410,879	8,410,879	6,394,103

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49	OPEN STORAGE	4	839,032	33,427	872,459	872,459	571,675
60	GRAZING LAND CLASS I	7	15,626	0	1,803,662	15,626	15,626
62	GRAZING LAND CLASS III	2	917	0	192,500	917	917
63	GRAZING LAND CLASS IV	1	2,258	0	551,788	2,258	2,258
70	VACANT INSTITUTIONAL	1	149,298	0	149,298	149,298	0
71	CHURCHES, TEMPLES	11	2,226,935	3,046,997	5,273,932	5,273,932	355,030
75	ORPHANAGES, NON-PROFIT SERVICE	1	99,510	504,721	604,231	604,231	0
80	VACANT GOVERNMENTAL	4	561,473	0	561,473	561,473	0
83	PUBLIC COUNTY SCHOOLS	1	1,678,207	21,056,100	22,734,307	22,734,307	0
86	COUNTIES - OTHER	2	765,455	1,457,595	2,223,050	2,223,050	0
88	FEDERAL - OTHER	1	78,877	231,184	310,061	310,061	0
89	MUNICIPAL - OTHER	1	190,974	1,303,699	1,494,673	1,494,673	0
91	UTILITY	2	269,659	73,188	342,847	342,847	309,359
94	RIGHT-OF-WAY	5	1,210	0	1,210	1,210	998
96	SEWAGE DISPOSAL, WASTE LANDS	2	33,223	0	33,223	33,223	20,666
97	OUTDOOR RECREATIONAL	1	172,892	6,096	178,988	178,988	99,894
98	CENTRALLY ASSESSED	1	0	0	0	0	0
. .	HEADER & NOTE RECORDS	140	0	0	0	0	0
TOTALS		7,349	\$614,894,963	\$1,546,959,601	\$2,164,383,713	\$2,161,854,564	\$1,362,943,212